

Diocese of Durham

**St ANDREW
LAMESLEY**

(10)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

QUINQUENNIAL REPORT

on the architect's inspection on

11 October 2021

Sunderland Archdeaconry

Gateshead Deanery

grade II listed building
with a separately listed headstone

in Lamesley Conservation Area

Incumbent Vacant

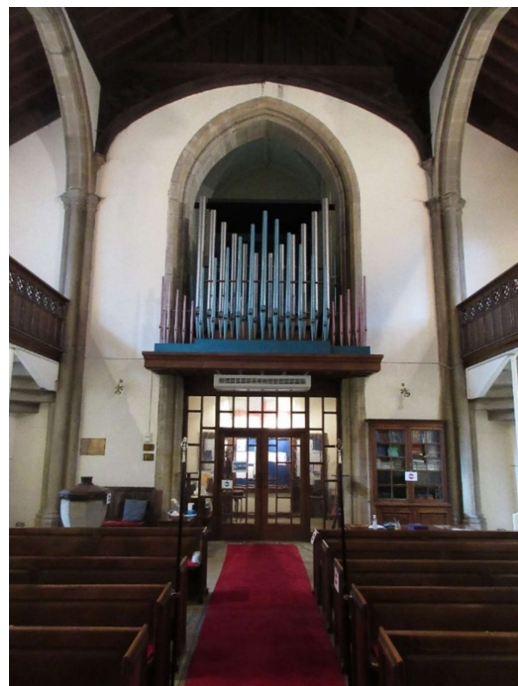


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PART ONE

1. I have made a thorough general survey of the condition of the church and churchyard. The inspection was such as could readily be made from ground and tower roof levels. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. The chimney flue was not inspected and none of the services were tested. Damp meters were not used.

2. No material seen is likely to contain asbestos and the history of the church is such that asbestos is unlikely to be present. However this report is an Assessment rather than a Management Survey under the Control of Asbestos at Work Regulations 2012. The PCC may wish to see the guidance on the Church Buildings Council ("ChurchCare") website.
 If a management or demolition survey is required and not previously done, a specialist surveyor should be approached.

Brief description

3. The site of a medieval church, rebuilt 1758. It is not clear whether any of the earlier structure survives. The present narrow Aisles with tall quatrefoil arcade columns and the Tower added 1821 give the building its early gothic revival character, despite later alterations. A general restoration of 1847 included rebuilding the Chancel. Its arch was altered 1884. The N Vestry (now Choir Vestry) and former organ chamber (now the Clergy Vestry) built 1893 with apparently later Chancel fittings.



4. A four bay Nave with narrow Aisles each with a three bay Gallery and spiral stair.
A Chancel with high floor over a Ravensworth family vault.
On the W Tower a curious high external turret with loops has the look of a Tower Stair (but contains no stair) and makes the rather isolated church a landmark. An inscription and sundial on the Tower. A disused underground boiler room S of the Tower with covered entry passage from the road.
5. A 1621 Moscrop headstone is separately listed.

Recent structural history

6. 1957 dry rot in the roof structure and new parapet gutter linings laid on concrete bases on wall heads, woodworm treatment in structural timbers and around one hatch at Tower.
7. In 1978 the S wall of the Chancel, showing movement, was propped with an external diaphragm of reinforced concrete with toe foundation, faced with stone rubble and the eave extended to cover both.
8. Main work since 2000
 - 2000 three bells rehung by Pembleton's
 - 2001 further piled foundation outside Chancel S wall to improve the 1978 diaphragm foundation, decoration inside
 - Concrete roof of turret 'weatherproofed'
 - Repairs to window tracery with grant aid, polycarbonate window protection
 - Repairs to SE and W churchyard walls
 - 2003 two new wall mounted gas boilers in Choir Vestry, six added radiators and three convectors
 - 2004 clock winding automated
 - 2005 felt renewed on Tower and old Boiler house roofs, roof slate repairs, Nave walls part pointed
 - E side of Tower, parapets and bell opening tracery pointed by steeplejack
 - Large store with notice boards added in Tower lobby
 - 2006 Nave walls decorated
 - 2009 – 12 entry path realigned with new handrail
 - 2012 railings on N and W churchyard walls derusted and painted
 - New lightning conductor
 - 2014 shrub removed and repair of roof of turret on Tower, flag pole repainted
 - Gravel laid along N and S of Nave
 - 2015 N and S churchyard walls repaired
 - 2017 Ground level outside Choir Vestry reduced
 - Debris cleared between glass and polycarbonate protection
 - Aisle lights and six former halogen floods replaced with LEDs
 - Gates repaired
 - Stone mullion repair
 - 2018 Organ re-leathered and motors repaired
 - Turret roof cleared and top hatch hinges improved
 - 2019 Clock regulator installed
 - Boiler fan replaced
 - Radiator replaced and leaks at others repaired
 - Lead box gutter renewed, slate and S Chancel gutter repairs
 - Tree works

Summary of structural condition

9. Excavation to add the Tower or the underground boiler room may have caused the spread at the Nave SW corner, which seems stopped.
10. A plastic telltale across the Chancel SE corner and multiple reflective targets on its S wall plaster suggest monitoring of movement but no known record of monitoring. No cracks in the redecoration. Not known whether the vault under the Chancel was a factor in the past movement.
11. Stable after past movement and in good overall condition.

PART TWO

DETAILED DESCRIPTION OF THE EXTERIOR

Roofs

12. Nave slates probably fully relaid in 1957 when it is recorded the parapet gutters were reformed on concrete. Large welsh slates with lead soakers and tall lead cover flashings. Access to slates by door from Tower with hand rail.
13. The lead parapet gutters have centre roll joints, and two sumps with large side outlets. Minor silt in gutter ends. At N gutter two lengths of lead cover flashing are loose or fallen into the gutter so some risk of leaks.



Cover flashing at centre of N Nave fallen out

14. S Chancel – welsh slate with slightly sprocketed eave where extended over the added wall thickness. Lead cover flashing over slates at abutment to Nave, part patched or replaced with flashband. At E upstand soakers and cover flashings. Against it one slate is broken but the lap may suffice. One slate towards W end begins to slip.
15. N Chancel – similar but extended as a catslide over the Choir Vestry and a higher hipped roof over the Clergy Vestry (perhaps needed for the previous organ). A broken slate near change of pitch. Lead back gutters at Choir Vestry chimney and at Nave buttress in the Clergy Vestry roof give no sign of trouble but no access to either.



Rainwater System, Drainage

16. S Chancel – plain small half round cast iron and round pipe to earthenware gully, well painted, sound. Assumed short drain to soakaway.
17. S Nave – hoppers and larger cast iron round pipes to ground channels made of socketed earthenware half pipes in the ground to an apparent soakaway pit near the SW corner. Some channels are cracked and some part clogged with stone chippings which could stop good storm drainage.



S Nave

18. S of Tower a cast iron hopper and large pipe full height to shoe over felt roof of underground boiler room, good.
19. N Nave as S but short clear channels (one cracked) to separate soakaway covers.
20. Clergy Vestry good painted half round cast iron gutter with aluminium pipe. Shoe onto paving. Choir Vestry all painted plastic. Shoe onto path.
21. N Chancel – at very short eave E of Vestries, plastic gutter and pipe into cracked channel draining to ground, part clogged. Given the slight cracking inside (paras 54, 55) it would be wise to change to a proper gully and new drain 5m long to a soakaway pit.

Tower, Bells, Clock

22. External masonry – good except:
 - S - very few open joints in parapet and some stone decay and open joints around and under the hopper may be a sign of past overflow
 - W - decay begun at bottom of course above plinth, minor decay in string under parapet
 - N - scattered open joints
23. Internal access by loose bottom ladder to ceiling hatch, then fixed vertical steel ladders with safety hoops.
24. No access to the inner parapets and roof of the false turret which drains by a spout onto the Tower roof.
25. Stone and pointing inside the Tower parapets and at the turret inner faces good. Disused brick chimney behind parapet.
26. The Tower roof is flat felt falling E to a box gutter with bottom outlet through wall to a hopper. Plants at the outlet removed at the inspection. Silt may need removal every other year. Felt slightly mossy but appears sound except a small blister next to the turret. High upstands well pointed into parapets. The hatch covered with sheet metal, tied down.



Woodworm by the Tower hatch, may be historic

Outlet from Tower roof, before plants removed at inspection

27. The problem of anchoring the flagpole without going through the roof is solved by mounting it between two concrete blocks on the deck. The pole appears sound but needs cleaning and painting soon, including its four rusting rod stays.

28. Belfry – Boarded roof has dry water marks. Stone walls sound. Timber lintels. Four openings with louvres, mesh and plastic sheeting taped and stapled. Two fixed bells and one in swing mount, all chimed. Clock with autowinder. Clock dials at N and W faces blue painted and gilded, good.



29. Organ stage (open to Nave) – vaulted ceiling, filled by organ which hides the W window

30. Entry lobby – plaster ceiling and walls good, good stone flag floor.

Walls, Buttresses, Vestry Chimney

31. E gable - Ridged coping, coursed stone and pointing good. Open joints each side of the peak block which looks like the base of a missing cross.



32. S Chancel - Wide pointed joints in the top courses of the E corner buttress and between it and E gable are part of the repairs after outward lean of the S Chancel wall 45 years ago. The wall was propped with a blade of reinforced concrete with a toe on piles. Extra interlaced piles added later. The concrete was faced with mixed squared dressed and rubble sandstone with good recessed pointing. Silicon pointing in the W end vertical joint. The additions have made the wall about 500mm thicker. Gravel along the base appears to be a French drain to the centre gully. A slight surface wave or belly but no further sign of movement.

33. The 2011 report was concerned that galvanised wall ties used between the concrete and stone facing might themselves corrode. No present sign.

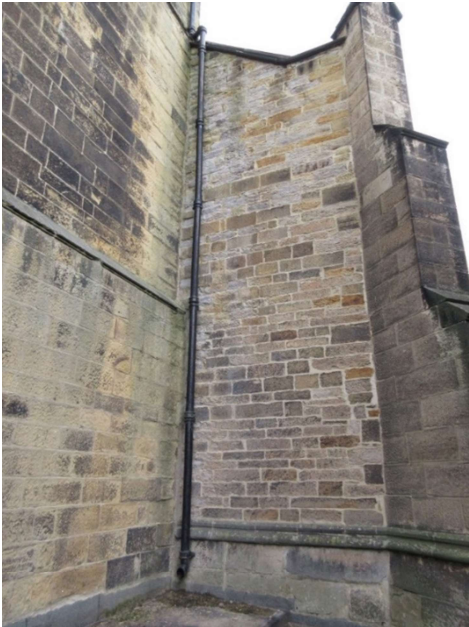
34. E Nave gable – mixed deep and shallow courses. The deeper courses are good. Many narrow course stones have lost their faces. Pointing sound.

35. S Nave – regular buttress stone and pointing good. Walling fair but minor decay in some narrower stones. Wide joints over the SW window and some stone displacement show past movement. No sign of continued movement.

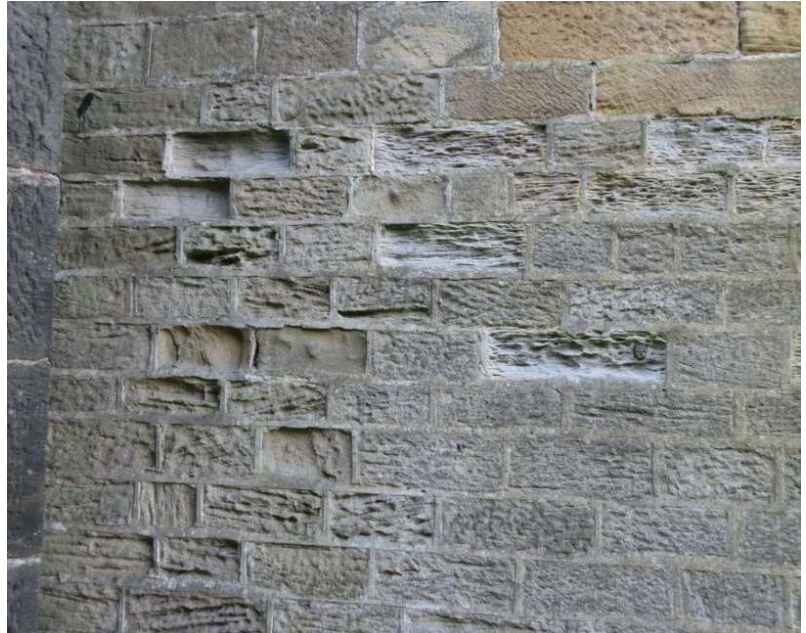
36. W Nave S side – good but some surface decay in some courses, mainly behind the tower rainwater pipe especially towards top where some joints open. Mostly modern cement pointing which may speed decay. N side good but scattered surface decay mid to bottom.

37. N Nave – good. Wide pointed joints over 2nd window from E means minor past spread, now ceased.

38. Vestries – good except a very few open joints. E side good except about 10% scattered stones decaying very slowly. Chimney good.



W Nave S side



E wall of vestry

Window and Door Openings

39. The windows are not bonded into the walling so appear insertions.

40. E - good except very minor decay in soft beds and minor decay in hoodmould. Both mullions well repaired with stone indents

S Nave E - mullion well repaired with stone indents. Transom displaced with wide pointing at E, showing past movement of Nave.

S Nave 2nd - one mullion well repaired with stone indents, very minor displacement of tracery stones

S Nave 3rd - one mullion well repaired with stone indents but further small loss of stone from the broken top of the mullion. Very minor displacement of tracery.



S Nave 3rd from E

S Nave W - one mullion, tracery and reveal well repaired with stone indents, more serious displacement of arch and tracery stones including the traceried transom.

The wide joints over the arch show past wall movement.

W Tower – good, repairs at mullions.

Tower entrance – door arch good.

N Nave – four windows, minor indents, good, split inside bottom of NE window mullion has been repaired with adhesive.

Vestries – windows and door good.

External Iron and Wood

41. Entry doors pair arched, painted, good. Vestry door and its weathermould good.

DETAILED DESCRIPTION OF THE INTERIOR

Roof timbers

42. Chancel – principal rafters with long curved braces down to corbels. Iron tie rods. Water marks on sarking boards on the lower N side only.

43. Nave – trusses with perpendicular tracery as truss webs, and curving braces down to corbels on very tall arcades. All appear sound.



44. Over Galleries – simple rafters onto the arcades. Rafters and sarking boards (including under parapet gutters) all appear renewed, probably after recorded 1957 dry rot.

45. Vestries and passage – concealed above flat ceiling. Hatch in Choir Vestry not entered.

Ceilings

46. Tower lobby and Vestries – good painted plaster but small water marks

- at Tower lobby SE corner.

- at Choir Vestry NE corner.

Arches, Arcades, Masonry

47. Chancel arch good. Tower arch good, minor stone decay at head height S side (corresponds to stone decay behind the Tower rainwater pipe – para 18).



decayed SE respond

48. Arcade shafts are very tall stone quatrefoils, must be braced by the galleries. Shafts, bases and arches good. At the end arches of both arcades a few dark pointed joints show there was minor past movement. Very minor rising damp in the SE column. More serious rising damp in both E responds. At S most of the mouldings are lost. At N similar in the linked base of the pulpit. A symptom of past or present ground water so rainwater drainage must be maintained or improved.

Partitions, Doors, Panelling, Screens

49. On E wall well painted Decalogue, Lord's Prayer and Credo. Painted Coat of Arms. Panelling around Sanctuary without reredos under low window cill, includes a built in canopied bishop's chair.
50. At the three Chancel steps a good perpendicular oak screen with cross.
51. A good oak arched head door to Vestry passage. The passage is separated from Choir Vestry by part glazed oak screen. A grained softwood door to the Clergy Vestry in a frame with infill in the arched opening.
52. In the Tower arch a 1964 screen and doors under the organ is good oak with reamy glass. A store screened at W of the Tower lobby includes a notice board with glass doors.

Plaster, Decoration

53. Chancel good apart from cracks in the N wall.
Four groups of three pins (for old fashioned movement gauges) straddle faint painted-over cracks over the arches at the former organ and Vestry door. A hairline crack again over the organ arch is not of concern. These cracks appear stable but observation should continue.
54. The 2011 report said a crack near the E end of the Chancel N wall was about 1mm wide. There are now two diagonal cracks, suggesting slight settlement of the Chancel NE corner. One may be a little wider than 1mm. Filling and painting now would help track any further movement.
This settlement may be caused by excessive wetting of the ground, perhaps caused by the cracked drainage channel outside (para 21) failing to take rain far enough from the wall and buttress foundation.



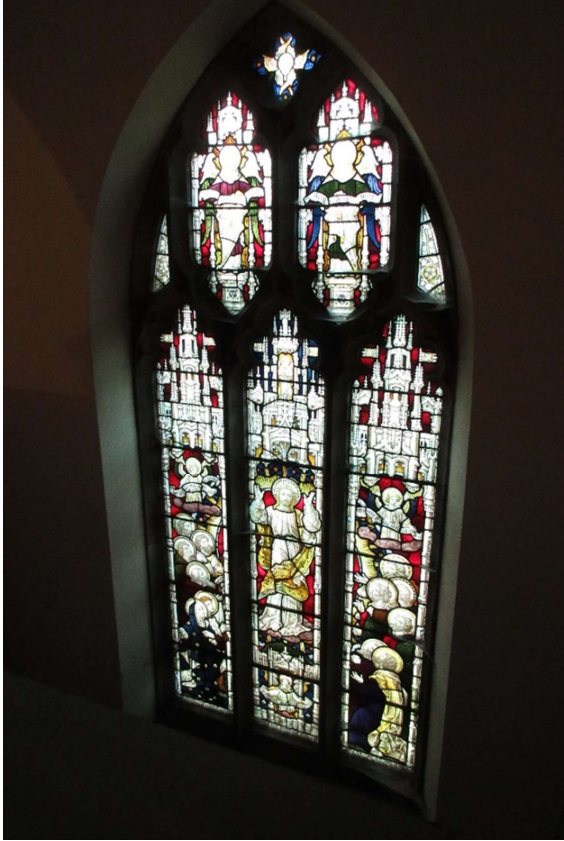
55. Clergy Vestry good, very minor dirt. Vestry passage good except minor flaking on W wall.
Choir Vestry good except a minor horizontal crack at top left of the former fireplace and a vertical crack by the SE corner (backs the Chancel diagonal cracks in last paragraph).
56. Nave and Aisles good except at N side rising damp between the E and next window. The ground outside rises towards E with rainwater pipe and apparent soakaway next to the buttress.
The rising damp appears due to lack of evaporation caused by high and wet ground and shading.
57. At S Gallery a patch of plaster and paint damage between the W and next window corresponds to the SW rainwater pipe where blockage was cleared since the last report. The pipe appears sound and clean but further observation in rain would confirm.
58. Tower entry lobby good, very minor dirt.

Ventilation

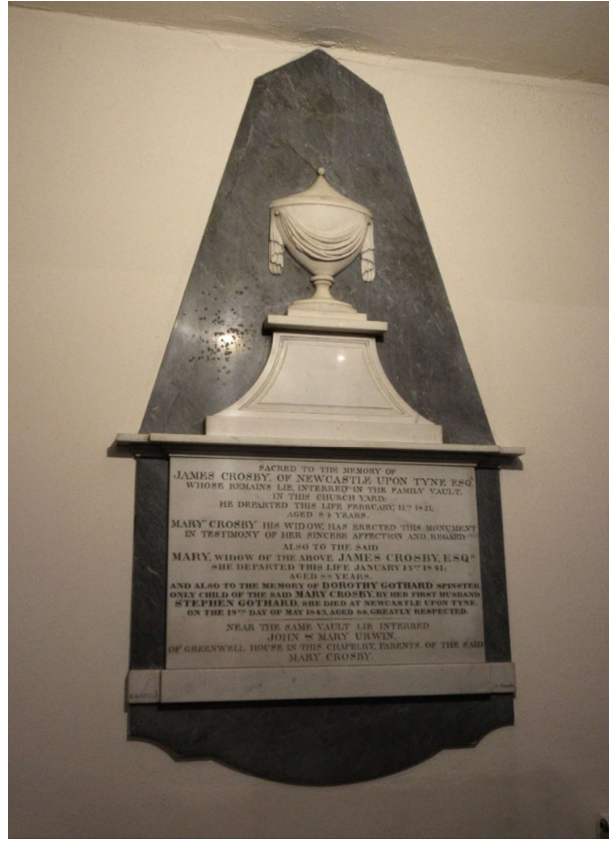
59. No ventilation through any glass.
60. The only subfloor ventilation is two small grills in the N walls of each Vestry. Such one way ventilation has limited effect.

Glazing, Protection

61. E – three light Nativity Ravensworth memorial 1879 good but dirty inside and out
SE Nave two light Elijah and Crucifixion, good, some dirt
S Nave two light Annunciation and Nativity 1875, good
S Nave two light They Found Him in the Temple 1875, good
SW Nave two light clear diapers including a cast iron diaper frame at bottom right, good but very dirty
W – (hidden by organ) three light Christ in Majesty, good painting and condition. Not fully visible for inspection.



W window hidden by Organ



S Aisle

- NW Nave two light clear diapers with cast iron diaper frames at bottom both lights, good but very dirty
N Nave two light Lucas memorial 1959, Evetts, good but very dirty
N Nave two light Tuly memorial 1874 good, Snape memorial 1891, dirty
NE Nave two light, Latin inscription 1880 and 1891

The Nave windows continue up into the Galleries

Vestries cast white diapers very dirty

62. All protected by ventilated polycarbonate, dirty

Floors, Rails, Galleries, Stairs

63. Chancel all carpet on solid except stone steps at edges of E platform (altar now moved forward off platform) and carpet on suspended floor at all choir benches.
64. Nave side walkways and across E end topped with bare screed on concrete, small parts missing at former radiators.
Middle walkway carpet on concrete.
Pews on flush suspended boards which has had woodworm but is believed treated and no present evidence.
The lack of subfloor ventilation suggests the boards are on battens on a solid base but not certain.
65. W end of Nave and Tower entry good modern stone flagged.
Stone winder stairs, iron handrails and softwood gallery floors good.
66. Vestries and passage carpet on suspended.

Reredos, Monuments, Furnishings, Organ

67. Altar with frontal. Oak choir and clergy desks good oak poppy head. Brass eagle lectern. Oak pulpit and steps on stone base, good oak, stone deteriorating (para 48).
68. Reseated 1884. Comfortable oak pews, backs perhaps slightly low. Portable oak font with stainless bowl 2005. At SW a plain stone font with drain and large oak cover.
69. Three grand Ravensworth monuments in Chancel, two more in S Aisle, good. Large modern vicars board in N Aisle.
70. Two manual Harrison and Harrison pipe organ in Tower. Consol at Chancel remote from organ. In weekly use.

Former Boiler Room

71. A wide underground chamber with felted flat roof just above ground level S of the Tower. A cast iron column supports a rail used as a beam under very large stone roof slabs rebated together. Empty apart from a lagged water meter and supply to church and stumps of former heating circuit and flue. Sound door at covered passage from road verge.



Heating

72. Two modern balanced flue wall gas boilers in Choir Vestry with a smart control including outside temperature sensor. Pressurisation vessel and circuit pumps in the Vestry.
73. Modern panel radiators and convectors in church with flexible connectors to twin large copper circuits along the Aisle walls. Column radiators in Chancel, Clergy Vestry and Tower entrance. Said to be effective.

Electrical

74. Wiring about 1981 most or all MICC. 'Satisfactory' periodic test report October 2012 in Log Book, so new test report needed soon. See Addendum.
75. Chancel lit by eight down floods at the wall heads. Working but rather dull even light.
76. Nave lit by eleven down floods at wall heads over Galleries. Three at S Gallery, two at N not working. Each Aisle has three working flat LED floods reflecting from the walls.
77. Each Gallery has three down floods from the arcade capitals, (one failed at each), and four uplights on each outer wall with surface MICC wiring. Five of the eight not working. General replacement with LEDs is due.
78. In Tower entry down spots including track mounted for the notices.

79. A security/amenity light with PIR detector on the Nave SE corner seems not working (or perhaps timed not to work in daylight). Other low energy automatic outside lights by the main entry and Vestry doors.

80. Small number surface metal twin 13A sockets with surface MICC wiring.

Lightning Conductor

81. Air rod on turret and modern cage around inside of Tower battlements.

Cable down SW corner of Tower, protected at low level. No visible earth rod cover.

A tape down SW corner of Nave, protected at low level, with earth rod cover.

Last test report March 2012 says max resistance 6.4 ohms, satisfactory N electrode 17.8 and 8.9 ohms at S.

Retest due now, See Addendum

Fire Precautions

82. Extinguishers last serviced February 2016 (due annually):

W entry lobby 3 litre water (and fire blanket in cupboard)

2 kg CO₂ Organ consol

Choir Vestry 3 litre water and fire blanket (gas boilers)

In case of proposal to change note the insurer EIG advises dry powder extinguishers should remain confined to boiler rooms and kitchens because discharge (including accidental and malicious) in church risks serious damage to organs and delicate surfaces because the powder is corrosive.

Water and Sanitary facilities

83. None except a cold tap under the SW stair.

Access and use by people with disabilities

84. Fair sloped paths to and through the churchyard. Portable aluminium ramps for use at two steps outside the entrance doors. Inside level except to Chancel. No WC for any user.



Security

85. A carbon monoxide alarm at the boilers.

86. At Tower entry mortice deadlocks. At Vestry door two strong mortice deadlocks and night latch.
At Clergy Vestry a large locking metal cupboard. An intruder alarm with PIR detectors.

Churchyard, boundaries, signs, paths, trees





87. A large extended yard with low stone boundary walls mostly recently repaired. At W stone retaining wall with railings above road. At N rusting railings on a stone plinth. E stone wall overgrown, complete except some tree damage.
88. Shallow slope flag path up from large public car park.
Stone piers and wrought iron gates good but minor rust begun.
89. Headstones and table tomb mostly in good condition, some now surrounded by thick vegetation.
Large tomb with iron railings good condition but overhung by trees.
Churchyard full and closed. The Local authority maintains the grass.
90. Trees protected by virtue of the Conservation Area. Mixed including new and established yews.
Well kept garden of Remembrance

Archaeology

91. The Archaeological Assessment is that the churchyard is of archaeological importance.
In case of significant works (including the intended Trench Arch drain under the N path) being considered the local authority archaeologist should be consulted before application for faculty.

General comments

92. The parish is to be commended for its care of the building and churchyard which are in good condition

PART THREE

RECOMMENDATIONS in order of priority

For immediate action

Refix loose lead cover flashings at N Nave roof gutter	13
Obtain new periodic electrical test report	74 and Addendum
Obtain new Lightning Conductor test report	81 and Addendum
Service fire extinguishers	82

For completion within 18 months

Prepare and paint flag pole and its stays	27
At E gable lift and rebed the peak block filling joints	31

For completion within five years

Prepare and paint rusted entry gates and N railings	87, 88
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Desirable improvements

At Chancel NE corner remove cracked drainage channel and fit gully, 5m drain and soakaway pit	21, 54, 55
Fill and paint cracks each side of the Chancel N wall E end to trace continuing movement	53, 54, 55
Clean dirty glass and protection	61
Change more lights to LED equivalents	76, 77
Implement existing scheme for level access into church and install wc for all users	84, 91

Recommendations on Maintenance and Care

Continue to clean and where practical improve ground drainage to send water further from building	47, 48, 54, 56
Clean tower roof and gutter say every 2 years	26
Check rainwater pipe at SW Nave remains clear	57

ADDENDUM to the SURVEY REPORT

Required under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991

PURPOSE OF REPORT This is a general report only, as is required by the Measure. It is **not** a specification for execution of repairs and must not be used as such. The parish is reminded that it will be necessary to obtain either the Archdeacon's permission or a Faculty if it is intended to make repairs for which an architect's specification should be sought. The PCC minutes must record that an application is being made for permission or faculty and a copy of that minute must accompany the application together with a full specification, drawing where appropriate and an estimate of the cost of the work. In any application for grant aid a full specification is always required.

LOGBOOK The parish has a duty under Canon F13(4) to keep a Log Book recording all work carried out on the building. I commend this practice to the PCC. Not only does it help the inspecting architect but it can prove a valuable aid to the parish.

MAINTENANCE Continual vigilance to guard against blockages in gutters and the rainwater system as a whole is needed. Every parish must find for itself a reliable procedure to ensure that gutters, ground gutters, gullies and drains are kept clean. It might be:

maintenance under contract by a local builder or handyman or

maintenance by church working party

Whatever system is adopted the problem remains to remember when to organise the work. Gutters and pipes should be checked at least twice a year. If the Log Book is used as a check list of action every year and kept as an up to date record this will itself act as a reminder.

HEATING INSTALLATION A proper examination and test should be made by a qualified engineer annually **and a written report obtained for the log book**

ELECTRICAL The installation should be tested every five years and immediately if not done within the last five years by a competent electrical engineer, that is a certificate holder of the National Inspection Council of Electrical Installation Contracting (NICEIC) or a member of the Electrical Contractors Association (ECA) and a resistance and earth continuity test should be obtained on all circuits. **The test report should be kept with the Log Book.** The present report is based on a visual inspection of the main switchboard and certain random sections of the wiring without the use of instruments.

To check registration with NICEIC and ECA see www.electricalsafetyregister.com

LIGHTNING CONDUCTOR Any lightning conductor should be tested by a competent electrical engineer every five years (in addition to any recommendation in this report) in accordance with the British Standard Code of Practice. Records of the results and condition should be kept with the Log Book. Note that there is no general requirement for a Lightning Conductor.

The British Standard earth resistance is 10 ohms but the insurer EIG regards 15 Ohms as acceptable.

If a test is unsatisfactory the earthing can often be improved but an extended system to meet the BS may not be justified unless specifically required by insurers.

CHURCH WARDENS' INSPECTION Although the Measure requires the church to be inspected every five years serious trouble may develop in between these surveys if minor defects are left unattended. It is recommended that the wardens should make or have made a careful inspection of the fabric at least once a year and arrange immediate attention to such matters as displaced slates and leaking pipes.

PEOPLE WITH DISABILITIES 'One of the striking characteristics of the Gospel narratives is Jesus' concern for people with disabilities but sadly the Church has, in the past, given little attention to their needs. The design of our buildings has often proved a barrier to those who attend church services' (Chairman of the Church Buildings Council). The PCC are reminded that the Disability Discrimination Act 1995 places a duty on churches to review all practices and facilities and to take all reasonable steps to avoid discrimination against people with disabilities caused by physical features, bearing in mind the limitations often found in historic buildings

Useful advice and audit sheets are to be found in 'Widening the Eye of the Needle' published by the Church Buildings Council 1999 £10.95.

INSURANCE The PCC is advised that insurance cover should be reviewed annually to take account of any rise in the cost of rebuilding.